Baltimore, Inc.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * * *

The Petitioner herein requests a special hearing to approve an extension of the special exception and zoning variances granted in Case No. 86-520-XA on June 30, 1986 as more particularly described in Petitioner's Exhibits 1 through 5.

The Petitioner, by Joseph A. DiPaola of J.R. Brothers, Inc., Contract Lessee of the subject property, appeared, testified and was represented by Andrew Janguitto, Esquire. Also appearing and testifying on behalf of the Petition were Walter T. Parr and V. Robert Sartor. There were no Protestants.

Testimony indicated that the subject property, known as 2306 York Road, is zoned B.R. and is improved with a restaurant known as the Turf Inn. A special exception granted in Case No. 4749-X and amended in Case No. 86-520-XA permitted the erection of two outdoor advertising signs pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) as depicted in Petitioner's Exhibit 3A through F. The Petitioner and J. R. Brothers, Inc., trading as the Turf Inn, which is the successor company to Foster and Kleiser, the original parties of title to the special exception granted in Case No. 86-520-XA, have requested an extension of the special exception granted in said case due to the fact that the original outdoor advertising signs established in Case No. 4749-X have not yet been moved to the

new location proposed in Case No. 86-520-XA as shown in Petitioner's Exhibit 5. The Zoning Commissioner in that Case found that the relocation of the two signs was appropriate and complied with all the requirements of Section 502.1 and Section 307 of the B.C.Z.R. The issue in the instant case is whether or not the special exception to relocate the advertising signs can be continued to allow the Petitioner time to complete the construction for the relocation.

The facts and evidence presented indicate that the relocation of the outdoor advertising signs was not accomplished during the previous two years due to the financial difficulties of Penn Advertising's successors in title, and ongoing delays with improvements proposed for property on High View Avenue owned by J. R. Brothers, Inc. which necessitated the original movement and relocation of the existing advertising signs. There was testimony from all of the witnesses for the Petitioner concerning the relocation of the outdoor advertising signs and the witnesses recanted their testimony concerning the requirements of Section 502.1.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the par-

PETITION FOR SPECIAL HINING

ticular location described by Petitioner's Exhibit 5 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The Petitioner's request for an extension of the variances granted in Case No. 86-520-XA is unnecessary due to the fact that the variances requested in said case were granted and those variances run with the land. Therefore, the request for an extension of the variances granted in Case No. 86-520-XA is hereby dismissed as moot.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested \searrow will not be detrimental to the public health, safety, and general welfare.

lic hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted as hereinafter modified.

Pursuant to the advertisement, posting of the property, and pub-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 47 day of October, 1988 that the Petition for Special Hearing to approve an extension of the special exception granted in Case No. 86-520-XA on June 30, 1986 be and is hereby GRANTED until June 30,

IT IS FURTHER ORDERED that the request for an extension of the variances granted in Case No. 86-520-XA be and is hereby DISMISSED.

Zoning Commissioner for Baltimore County

Baitimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

Andrew Janquitto, Esquire Jefferson Building, Suite 300 105 W. Chesapeake Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING W/S York Road, 310' S of the c/l of Thelma Road (2306 York Road) 8th Election District - 3rd Councilmanic District Penn Advertising of Baltimore, Inc. - Petitioner Case No. 89-88-SPH

Dear Mr. Janquitto:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

> Robert Haines J. ROBERT HAINES Zoning Commissioner for Baltimore County

Very truly yours,

JRH:bjs

cc: Joseph A. DiPaola 2123 Pot Spring Road, Timonium, Md. Pec_ie's Counsel

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(a) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an extension of the special exception and zoning variances 7h granted on June 30, 1986, in Case 86-520-XA DZ.TE 1-19-89 Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon file **BF** ing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, p.c. under the penalties of perjury, that I/we re-520-74 are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): J. R. BROS., INC. T/A TURF INN Pean Advert/Sing of Beltimore. Inc. (Type or Print Name) 2306 York Road (Type or Print Name) Timonium, Maryland 21093 City and State Attorney for Petitioner: T. ROGERS HARRISON 2101 Myrtle Street (Type or Print Name) Kogas / Scranton, PA 18510 City and State Suite 300 Jefferson Building 105 W. Chesapeake Avenue Name, address and phone number of applications representative to be contacted T. ROGERS HARRISON Towson, Maryland 21204 City and State Name Suite 300, Jefferson Building Attorney's Telephone No.: 828-1335 105 W. Chesapeake 828-1335 Towson, Maryland 21204 RDERED By The Zoning Commissioner of Baltimore County, this ______day AVAILABLE FOR BEARING

AVAILABLE FOR BEARING

MON./TUES./WED. - NEXT TWO MONTES

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF YORK ROAD (80 FEET WIDE), 310 FEET SOUTH OF THE CENTERLINE OF THELMA AVENUE (40 FEET WIDE), AND 60 FEET FROM THE CENTERLINE OF YORK ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHWESTERLY AND ALONG THE SOUTH SIDE OF A PAPER STREET KNOWN AS HIGHVIEW AVENUE (30 FEET WIDE) A DISTANCE OF 60 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY AND AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY AND AT A RIGHT ANGLE A DISTANCE OF 60 FEET TO A POINT, THENCE 4.) NORTH-EASTERLY AND AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY
>
> FG-FF-SPH

TOWNSON, MA	ryland 87-58-87A
District & th	Date of Posting Supt 9-FF
Posted for: Africal Hearing	
Petitioner: Pun Reductions Location of property: W/S of york Por Location of property: W/S of york Por	I Il Baltimore, INC.
Location of property: W/S of Mork A	2 310' Sruth of the all
of york Roll	Jan
Location of Signs: West side of May	k Rud in 1. +
of subject foreperty	
Remarks:	
Posted by A. Q. Auta	Date of return: 2-16-48
Sumber of Signe:	mere or Leinlin.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER W/S York Rd., 310' S C/L Thelma Rd. (2306 York Rd.), 8th Dist. : OF BALTIMORE COUNTY PENN ADVERTISING OF BALTIMORE, : Case No. 89-88-SPH INC., Petitioner

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

•

Lete Max Tumena Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 11th day of August, 1988, a copy of the foregoing Entry of Appearance was mailed to T. Rogers Harrison, Esquire, Suite 300, Jefferson Bldg., 105 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner; and J. R. Bros., Inc., T/A Turf Inn, 2306 York Rd., Timonium, MD 21093, Lessee.

Letter Max Zumeina

494-3353

J. Robert Haines Zoning Commissiones

October 4, 1988

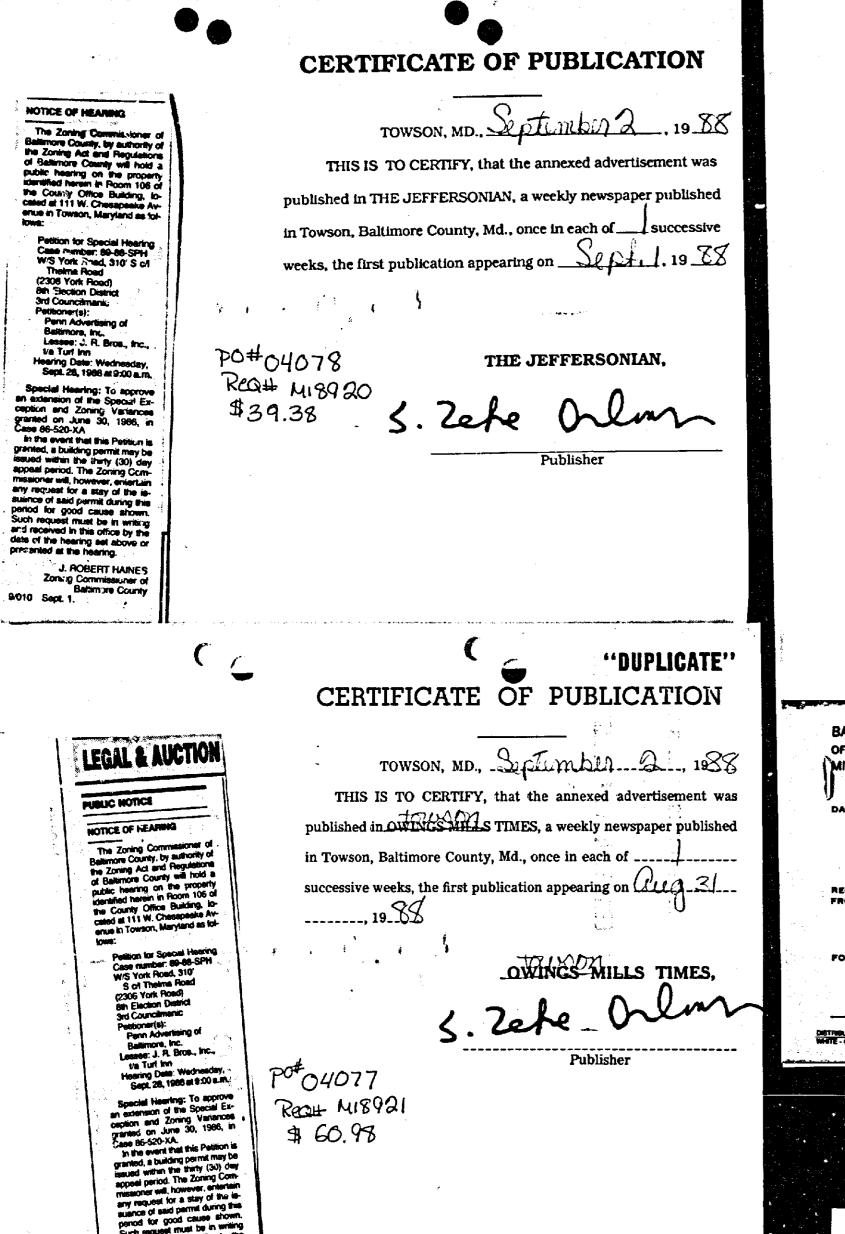
Dennis F. Rasmussen

#484

DATE 6-30-81

Z.C.O.-No. 1

Peter Max Zimmerman



Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 Date: 9./5.88 J. Robert Haines J. R. Bros., Inc., t/a Turf Inn 2306 York Road Timonium, Maryland 21093 Dennis F. Rasmussen Petition for Special Hearing CASE NUMBER: 89-88-SPH W/S York Road, 310' S c/1 Thelma Road (2306 York Road) 8th Election District - 3rd Councilmanic Petitioner(s): Penn Advertising of Baltimore, Inc. Lessee: J. R. Bros., Inc., t/a Turf Inn HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 28, 1988 at 9:00 a.m. Do <u>not</u> remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself. THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNEL ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before cur bearing is scheduled to begin. post set(s), there BALTIMORE COUNTY, MARYLAND each set not OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ACCOUNT 101.615 000

B 015 *** 11536: a & 829-88-5PH

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing CASE NUMBER: 89-88-SPH W/S York Road, 310' 5 c/l Thelma Road (2306 York Road) 8th Election District - 3rd Councilmanic Petitioner(s): Penn Advertising of Baltimore, Inc. Lessee: J. R. Bros., Inc., t/a Turf Inn HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 28, 1988 at 9:00 a.m.

Special Hearing: To approve an extension of the Special Exception and Zoning Variances granted on June 30, 1986, in Case 86-520-XA.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Penn Advertising of Baltimore, Inc. J. R. Bros., Inc., t/a Turf Inn T. Rogers Harrison, Esq.

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing CASE NUMBER: 89-88-SPH W/S York Road, 310° S c/1 Thelma Road (23D6 York Road) Bth Election District - 3rd Councilmanic Petitioner(s): Penn Advertising of Baltimore, Inc. Lessee: J. R. Bros., Inc., t/a Turf Inn HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 28, 1988 at 9:00 a.m.

Special Hearing: To approve an extension of the Special Exception and Zoning Variances granted on June 30, 1986, in Case 86-520-XA.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

FETTTIONER'S EXHIBIT 1

This Lease, made between Foster & Kleiser Division of Metro Media. Inc. after this in the Lease agreement referred to as "Lessor". and J.R. Brothers. Inc. a Maryland close corporation. referred to in the Lease agreement as Lessee. is made this 12th day or Octder 1985.

- 1. The Lessor leases and demises to Lessee the property known Timonium Heights. Lot Block A. W.F.C. Liber 5. folio 5. 48' x 111'. now improved by a double faced outdoor advertising structure owned by Lessor. (Plat of Property- Exhibit A- Attached)
- 2. The purpose of this Lease is to allow the Lessee to construct a parking lot for Lessees resturant and lounge. known as the Turf Inn. now existing on the adjacent lot. south and contiguous to Lessors property. No other use by Lessee shall be permitted.
- 3. The term of this Lease shall be Ten (10) years, commencing when Lessee acquires the required permits and terminating ten years thereafter. The Lessee shall be given the right of first negotiation commencing 120 days and expiring 60 days before the termination of this lease. The rent shall commence when Lessee has received all necessary permits for relocation of Lessors sign structure and for Lessees parking facilities.
- 4. The annual rent of this Lease shall be Three Thousand, One Hundred dollars per year and paid Quarterly in advance. The rent shall be adjusted every three years, begining from the date the lease commences. by the percent increase in the Consumer Price Index. For the area including Baltimore. MD. The rent shall not be adjusted downward and in no event shall be less than Three Thousand and One Hundred (\$3100.00) dollars per year.
- 5. Lessee shall, at its sole expense, but with the permission and cooperation of Lessor. acquire the necessary state and local permits to move and relocate Lessors sign structure on the property

The sign structure to be moved to the area specified on Exhibit A (attached page 4) or to a space acceptable to Lessor. The cost of moving the sign structure will be borne by Lessor. The Lessee's obligations under this lease are strictly contingent upon the granting of such sign relocation approvals by the appropriate authorities.
6. Lessee agrees to pay any increase in real property taxes and assesments and increases in municipal assesments caused by its use of the Leased premises.

- 7. The rent shall commence when Lessee has received all necessary permits for relocation of Lessors sign structure and for Lessee's parking facilities. Lessor shall relocate its signs upon receipt of required permits for such relocation. Lessee agrees to file for and pursue all permits for the parking facility and lessors sign structure concurrently. and under best efforts.
- 8. Lessee agrees that he. his employees- or agents or any person acting on or for his behalf shall not place or maintain any object or structure that would impair the view. of Lessors sign structure. If such an impairment occurs the Lessor may remove the object or impairment. charging the cost of removal to Lessee. or. Lessor may cancel this Lease agreement by giving Lessee Sixty (60) days notice to remove the impairment or surrender and return possesion of the property to Lessor.
- 9. Lessor reserves the right to enter the leased premises to change advertising posters on Lessors sign structure. Lessor agrees to maintain its advertising structure in good and serviceable condition and to bear the cost of the repairs and maintenance. and to make repairs. renovations and replacements to such structure. Lessee agrees and warrants that it will operate the leased premises in compliance with the law and will bear all costs of repairs and maintenance of the leased premises.
- 10. Lessee agrees and shall save Lessor harmless from all damage to persons or property by reasons of accidents resulting from the negligent acts of its agents. employees or operation of its parking area. or by reason of operation. on the leased property.

Lessee shall acquire and maintain. during the term of this lease sufficient insurance to protect and indemmify Lessor against any and all such claims as may arise by .virtue of its parking facility on Lessor's property. and shall provide Lessor with a Certificate of Insurance naming Lessor as an additional insured.

11.. Lessee agrees that this lease may not be transferred or assigned or the leased property sub-let with out express, written approval of Lessor.

12. Lessor agrees to display no advertising directly competitive to Lessees resturant business on the adjacent property. Lessor warrants that Lessee shall be granted peaceable and quiet enjoyment of the demised premises free from eviction or interference by Lessor if Lessee pays the rent when due and other charges provided for in this Lease. Lessee agrees to peaceably and quietly surrender possesion of the property to Lessor upon expiration of the Lease term and any improvements placed or constructed by Lessee on the property except movable trade fixtures.

13. This lease shall constitute the sole agreement of Lessor and Lessee regarding the Leased premises. Neither Lessee or Lessor will be bound by any statements warranties or promises. oral or written. unless it is specifically set out in this Lease.

14. The term Lessor as used in this Lease shall include Lessors. and. the term Lessee shall include Lessees. This lease is binding upon the heirs, assigns, executors and successors of Lessor and Lessee as set out in this Lease. The Lessor and Lessee represent that they are authorized to execute this Lease.

Lessor: Foster & Kleiser. Div. of Hetro Media Resa.m

ADDENDUM TO LEASE AGREEMENT

The parties reaffirm all the provisions of their lease agreement dated October 12, 1985, and further agree for consideration as set forth in that lease agreement signed simultaneously herewith to the following:

- 1. That the parties agree to an option in the lease to renew the lease for an additional term of five years on the same terms and conditions set forth in the lease agreement of October 12, 1985.
- 2. That the lessor agrees that the lessee may construct improvements on the premises subject to reasonable approval of the plans by the lessor with an increased rental to be negotiated by the parties not to exceed fair market value on similar leases in the same area.
- 3. The parties mutually agree that the lessee may construct an entrance to their existing facilities which opens into the demised premises (parking lot).

J. R. BROTHERS, INC.

Raymond DiPaola, President

. 415.	THE CYLIDER L	L 📕 .	_	ŧ ;
•		7-14		
20.19				1
	NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALI WORK WHICH MUST BE DONE BY AN ELECTRI LICENSED IN BALTIMORE COUNTY.			BING
County Executive				
Dennis F. Rasmuss		. •		
	APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLAND OFFICE OF THE BOILDING ENGINEER	TRACT BLOCK	Agg 40	PLUMBING VES M
10-80 Parent	-051610 TOWSON, MARYLAND 21204	" 0100		
BUILDING ADDRESS	—	1	SLM	
	S.W. CORNER OF HIGHVIEW ST. & YORK NO.	DATE ISSU		
OWNER'S NAME	P.N.G. HOLDINGS, INC.	98103	DISTRICT PAEC	-ZY
AALING ADDRESS OF OWNER	2101 MYRTLE ST. SCRANTON, PA. 18510	GRC1761-87	8 5	
TENANT	J.R. BROS., INC. 2306 YORK RD, TIMONIUM, MD.	21093	NO LICENS	
- '-	carra mineral mat when tous und trustitude und			

S.W. CORNER OF HIGHVIEW ST. & YORK RB. (LIBER 7404, FOLIO 0522)

N-RESIDENTIAL

] PARKING GARAGE

AMUSEMENT, RECREATION, PLACE OF ASSEMBLY

SWIMMING POOL (MD HEALTH DEPT. APPR. REQ.)

CHURCH, OTHER RELIGIOUS BUILDING

MOLISTRIAL, STORAGE BUILDING

A. TYPE OF IMPROVEMENT C. TYPE OF USE 1. MEW BUILDING CONSTRUCTION OT ONE FAMILY 2. ADDITION 3. ALTERATION 03 THREE AND FOUR FAMILY 4 REPAIR A . FIVE OR MORE FAMILY (ENTER NO. UNITS WRECKING JENTER NO UNITS DEDUCTED 6 MOVING 13. SERVICE STATION, REPAIR GARAGE OTHER GRADING DESCRIBE PROPOSED WORK 1 AND 2 FAM. CODE 1984 0 BOCA CODE 11PE FOUNDATION 15 OFFICE, BANK, PROFESSIONAL GRADING & PAVING FOR FUTURE PARKING LOT. TOTAL DISTURBED AREA WILL BE UNDER 5,000 SQ. FT. PERMIT CANCEL 97885 GRC 1697-87. FILED INCORRECTLY PERMIT EXPIRES 2 YEARS BASEMENT 19 STORE MERCANTILE RESTAURANT FROM DATE OF ISSUE. REFER BACK FOR ALL PLANS

VALLEY CONTRACTORS, INC.

CHECK APPROPRIATE CATEGORIES FOR RESIDENTIAL ONLY TRANSIENT HOTEL MOTEL INO. UNITS B. OWNERSHIP 1. PRIVATELY OWNED 2 PUBLICLY OWNED PARKING LOT

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Traffic Engineering

Realth Department

Project Planning

Building Department

Board of Education Zoning Administration

Industrial

State Roads Commission

Engineering

Bureau of

THIS PERMIT MUST BE POSTED SEE OTHER SIDE FOR INSPECTIONS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

RE: Item No. 484 - Case No. 89-88-SPH

Petition for Special Hearing

T. Rogers Harrison, Esquire Suite 300, Jefferson Building

105 West Chesapeake Avenue

Towson, Maryland 21204

Dear Mr. Harrison:

JED:dt

September 20, 1988

Petitioner: Penn Advertising of Baltimore, Inc.

Lessee: J. R. Bros., Inc. T/A Turf Inn

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following

comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made

aware of plans or problems with regard to the development plans

that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the

Committee at this time that offer or request information on your

petition. If similar comments from the remaining members are

received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This

petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

YAMES E. DYER ()

Zoning Plans Advisory Committee

Maryland Department of Transportation State Highway Administration Richard H. Trainor Secretary Hal Kassoff Administrator

July 18, 1988

Re: Baltimore County

of 7-12-88

(Item #484)

Zoning Meeting

W/S York Road

Maryland Route 45

310' South of the

Centerline of Thelma Ave.

Turf Inn

WA'S -- THELMA AVE, 40' PW

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Attn: Mr. James Dyer

Dear Mr. Haines: After reviewing the submittal of a special hearing to approve an extension of the special exception and zoning variances granted on June 30, 1986, we have the following

comment. We will require the existing depressed entrance onto York Road at the unimproved Highview Street be closed with a permanent barricade (railroad tie, split rail fence, etc.) until such time as the York Road and Highview Street intersection is constructed as as unimproved street intersection.

It is requested this revision be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr., Chief Bureau of Engineering Access Permits

LB:maw cc: Mr. J. Ogle THE COURT

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Petitioner Penn Advertising of Baltimore Received by: Chairman, Zoning Plans Attorney T. Rogers Harrison Advisory Committee

Baltimore County
Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

August 3, 1988

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines Zoning Commisioner County Office Building Towson, Maryland 21204

Dear Mr. Haines: The Bureau of Traffic Engineering has no comments for items number 449, 472, 473, 477, 478, 479, 481, 483, 484, 485 and 486.

Very truly yours,

Stephen E. Weber, P.E. Assistant Traffic Engineer

SEW/RF/lab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date___August 30, 1988__ J. Robert Haines TO Zoning Commissioner Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT Zoning Advisory Committee Comments

C. Sign - 2023 York Road - No. 484 Zoning Petition 89-88-SPH The applicant is requesting the extension of a zoning variance and special exception granted on June 30, 1986, in case 86-520-XA. The Office of Planning and Zoning would suggest the scaling back of this sign to a more appropriate size, but has no other objections to the request.

July 15, 1988 Zoning Commissioner

Re: Property Owner: Leesee: J. R. Bros., Inc. T/A Turf Inn Legal Owner: Penn Advertising of Balto., Inc.

Location: W/S York Road, 310 S. of c/1 of Thelma Avenue Item No.: 484 Zoning Agenda: Meeting of 7/12/88

Towson, MD 21204

Baltimore County Fire Department

494-4500

Paul H. Reincke Chief

Towson, Maryland 21204-2586

Office of Planning and Zoning

Baltimore County Office Building

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

() 6. Site plans are approved, as drawn.

($_{\rm X}$) 7. The Fire Prevention Bureau has no comments at this time.

Fife Prevention Bureau Flanning Group
Special Inspection Division

TITIONER(S)	SIGN-IN	SHEET

ASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET		
NAME NAME	ADDRESS 2123 Pat Janij W. 110 S. MAN STRUT 327 LOED BYROW LN 105 W. (heraparte ave Town, Maryland 212	

ce: T. Rogers Plarreson 9-8-88111

